

TOWN OF DAVIE

TOWN COUNCIL AGENDA REPORT

TO: Mayor and Council members

FROM/PHONE: Mark A. Kutney, AICP, Development Services Director/ (954) 797-1101
Prepared by: Christopher M. Gratz, Planner II

SUBJECT: Site Plan, SP 4-7-03 Sterling Townhomes, Rod A. Feiner, Esquire/Rosendo E. Prieto, Sterling Villas Developers, 3875 NW 76 Avenue/Generally located 900' south of Stirling Road on the west side of NW 76 Avenue.

AFFECTED DISTRICT: District 2

TITLE OF AGENDA ITEM: SP 4-7-03 Sterling Townhomes, 3875 NW 76 Avenue (RM-8)

REPORT IN BRIEF: The applicant requests site plan approval for the 3.393 gross acres (147,799 square feet) site called Sterling Townhomes, generally located 900' south of Stirling Road on the west side of NW 76 Avenue. The proposal is for twenty-five (25) multi-family units, landscaping, and parking. The surrounding uses are the Town of Davie Utilities Plant and multi-family housing.

The site was originally platted as Sterling Villas for twenty-two (22) townhouses on a cul-de-sac off of NW 76 Avenue; however, the plat can not be implemented as a site plan under current land development code standards. The turning radius of the cul-de-sac as platted does not meet the standard requirements for emergency vehicles, and because of this, the site had to be completely redesigned. The owner has entered into a cross-access agreement with the existing townhomes to the north to redesign the site with full on site circulation.

The site plan shows ten (10) three (3) bedroom units that are 1,200 square feet and fifteen (15) two (2) bedroom units that are 900 square feet. The buildings are one (1) story concrete block covered in stucco with asphalt dimensional shingle roofs. The color scheme is green base, yellow band, white accents, and brown roof.

PREVIOUS ACTIONS: None.

CONCURRENCES: At the October 21, 2003, Site Plan Committee meeting, Mr. Breslau made a motion, seconded by Mr. Engel, to approve subject to the following conditions: 1) the addition of columns and railings on the front porches as outlined; 2) a revised rendering showing roof breaks and staggering to match the elevations and plans; 3) and review by staff and engineering of the driveway of the building facing 76 Avenue to see if it is infringing on the "site triangle"; 4) that the wall extensions be a "wing wall" design verses a structural, and that it be a six-foot high wall as opposed to an eight-foot high wall (Motion carried 5-0).

FISCAL IMPACT: None

RECOMMENDATION(S): Staff finds the subject application complete and suitable for transmittal to Town Council for further consideration.

Attachment(s): Site Plan, Planning Report, Future Land Use Plan Map, Zoning and Aerial Map

TOWN OF DAVIE
Development Services Department
Planning and Zoning Division Staff
Report and Recommendation

Applicant Information

| | | | |
|----------------------|-----------------------------------|----------------------|---------------------------|
| <u>Owner:</u> | | <u>Agent:</u> | |
| Name: | Rosendo E. Prieto | Name: | Rod A. Feiner, Esquire |
| | Sterling Villas Developers | | Coker & Feiner |
| Address: | 10011 Pines Boulevard, Suite 203H | Address: | 1404 South Andrews Avenue |
| City: | Pembroke Pines, FL 33024 | City: | Fort Lauderdale, FL 33316 |
| Phone: | (954) 885-0008 | Phone: | (954) 761-3636 |

Background Information

Application History: This request was deferred twice since the original presentation at the June 10, 2003, Site Plan Committee meeting.

Application Request: Site plan approval of Sterling Townhomes for twenty-five (25) multi-family units.

Address/Location: 3875 NW 76 Avenue/Generally located 900' south of Stirling Road on the west side of NW 76 Avenue.

Future Land Use Plan Map Designation: Residential (8 DU/AC)

Zoning: RM-8, Medium Density Dwelling District

Existing Density: Twenty-two (22) townhouse units

Maximum Density: Twenty-seven (27) multi-family units

Existing Use: Vacant

Proposed Density/Use: Twenty-five (25) multi-family units

Parcel Size: 3.393 gross acres (147,799 square feet)

| | |
|---------------|-------------------------------------|
| | <u>Surrounding Uses:</u> |
| North: | Townhomes |
| South: | Town of Davie Water Treatment Plant |
| East: | Town of Davie Water Treatment Plant |
| West: | Sundance on Stirling |

| |
|-------------------------------------|
| <u>Surrounding Land</u> |
| <u>Use Plan Designation:</u> |
| Residential (8 DU/AC) |
| Utilities |
| Utilities |
| Residential (8 DU/AC) |

Surrounding Zoning:

North: RM-8, Medium Density Dwelling District
South: U, Utilities District
East: U, Utilities District
West: RM-8, Medium Density Dwelling District

Zoning History

Related Zoning History: Pursuant to a referendum vote, the subject site was annexed to the Town of Davie by Ordinance 81-7, on March 5, 1981

Previous Requests on same property: Available records indicate the Future Land Use Plan Map designation and zoning classification were in place prior to the site's annexation.

The plat, Sterling Villas, was approved by Town Council on October 19, 1989, with a note restricting the plat to 22 townhouse units. It was subsequently recorded in Plat Book 157, Page 24, of the official records of Broward County on November 14, 1994.

The delegation request, DG 4-2-03 Sterling Townhomes, to change the restrictive note to allow 25 multi-family units, has been submitted concurrently with this request.

Application Details and Staff Analysis

The applicant's SUBMISSION indicates the following:

1. *Site:* The applicant requests site plan approval for the 3.393 gross acres (147,799 square feet) site called Sterling Townhomes, generally located 900' south of Stirling Road on the west side of NW 76 Avenue. The proposal is for twenty-five (25) multi-family units, landscaping, and parking. The site was originally platted as Sterling Villas for twenty-two (22) townhouses on a cul-de-sac off of NW 76 Avenue; however, the plat can not be implemented as a site plan under current land development code standards. The turning radius of the cul-de-sac as platted does not meet the standard requirements for emergency vehicles, and because of this, the site had to be completely redesigned. The owner has entered into a cross-access agreement with the existing townhomes to the north to redesign the site with full on site circulation. Additionally, the name of the project was changed from the platted name of Sterling Villas to Sterling Townhomes since this is the name of an existing development to the west.
2. *Buildings:* The site plan shows ten (10) three (3) bedroom units that are 1,200 square feet and fifteen (15) two (2) bedroom units that are 900 square feet. The buildings are one (1) story concrete block covered in stucco with asphalt dimensional shingle roofs. The color scheme is green base, yellow band, white accents, and brown roof.
3. *Access and Parking:* Access is provided via two (2) openings onto NW 76 Avenue. The southern is 24', and the 40' northern opening is subject to a cross access agreement with

existing townhomes. The road is private with 50' of right of way, 7' swales and 4' sidewalk on each side. There are 61 parking spaces being provided (58 required).

4. **Landscaping:** The site plan shows 79,686 square feet (1.83 acres) or 53.9% open space (15% required) for the overall site. The landscape plan shows Pongams being used as street trees, with Gumbo Limbo and Green Buttonwood adjacent to NW 76 Avenue and the cross access area. The west and south buffers are shown to have Gumbo Limbo, Sea Grape, and Wax Myrtle.
5. **Drainage:** The subject property lies within Central Broward Water Control District. Approval from this agency shall be obtained prior to issuance of any site development permit.

Significant Development Review Agency Comments

The Engineering Division requested a 50' right-of-way and sidewalks and they were provided.

Applicable Codes and Ordinances

Section 12-81 of the Land Development Code, Conventional Multi-family Development Standards, RM-8, Medium Density Dwelling District, requires the following minimums: lot area of 4,500 square feet, frontage of 100', front and rear setback of 25', side setbacks of 20', 20' between buildings, and maximum building height of 35 feet.

Comprehensive Plan Considerations

Planning Area: The subject property falls within Planning Area 11. This Planning Area is bound by Stirling Road on the north, Davie Road Extension on the southeast, and University Drive on the west. The area is characterized by multi-family residential development on the south side of Stirling Road, ranging from 8 to 16 dwellings per acre. There is one single family residential subdivision developed at five dwellings per acre.

Broward County Land Use Plan: The subject site falls within Flexibility Zone 102.

Applicable Goals, Objectives & Policies: *Future Land Use Plan, Objective 17: Land Use Compatibility and Community Appearance, Policy 17-3:* Each development proposal shall be reviewed with respect to its compatibility with adjacent existing and planned uses.

Findings of Fact

Staff finds that the site plan complies with the development standards required by the RM-8, Medium Density Dwelling District, and is generally in conformance with all other applicable Codes, and Ordinances.

Staff Recommendation

Staff finds the subject application complete and suitable for transmittal to the Site Plan Committee and Town Council for further consideration. The following conditions must be met prior to final site plan approval:

1. Indicate the colors being employed on all elevations in a legend with specific and common names.
2. Remove trees from the site triangles at ingress/egress points, §12-109.
3. Provide landscape materials at required specifications by increasing the size specifications, §12-102.

In addition, the following condition must be met prior to the issuance of a building permit for the last three (3) units.

1. Provide evidence that the delegation request has been approved by the Broward County Board of County Commissioners and recorded against the plat.

Site Plan Committee Recommendation

At the October 21, 2003, Site Plan Committee meeting, Mr. Breslau made a motion, seconded by Mr. Engel, to approve subject to the following conditions: 1) the addition of columns and railings on the front porches as outlined; 2) a revised rendering showing roof breaks and staggering to match the elevations and plans; 3) and review by staff and engineering of the driveway of the building facing 76 Avenue to see if it is infringing on the "site triangle"; 4) that the wall extensions be a "wing wall" design verses a structural, and that it be a six-foot high wall as opposed to an eight-foot high wall (Motion carried 5-0).

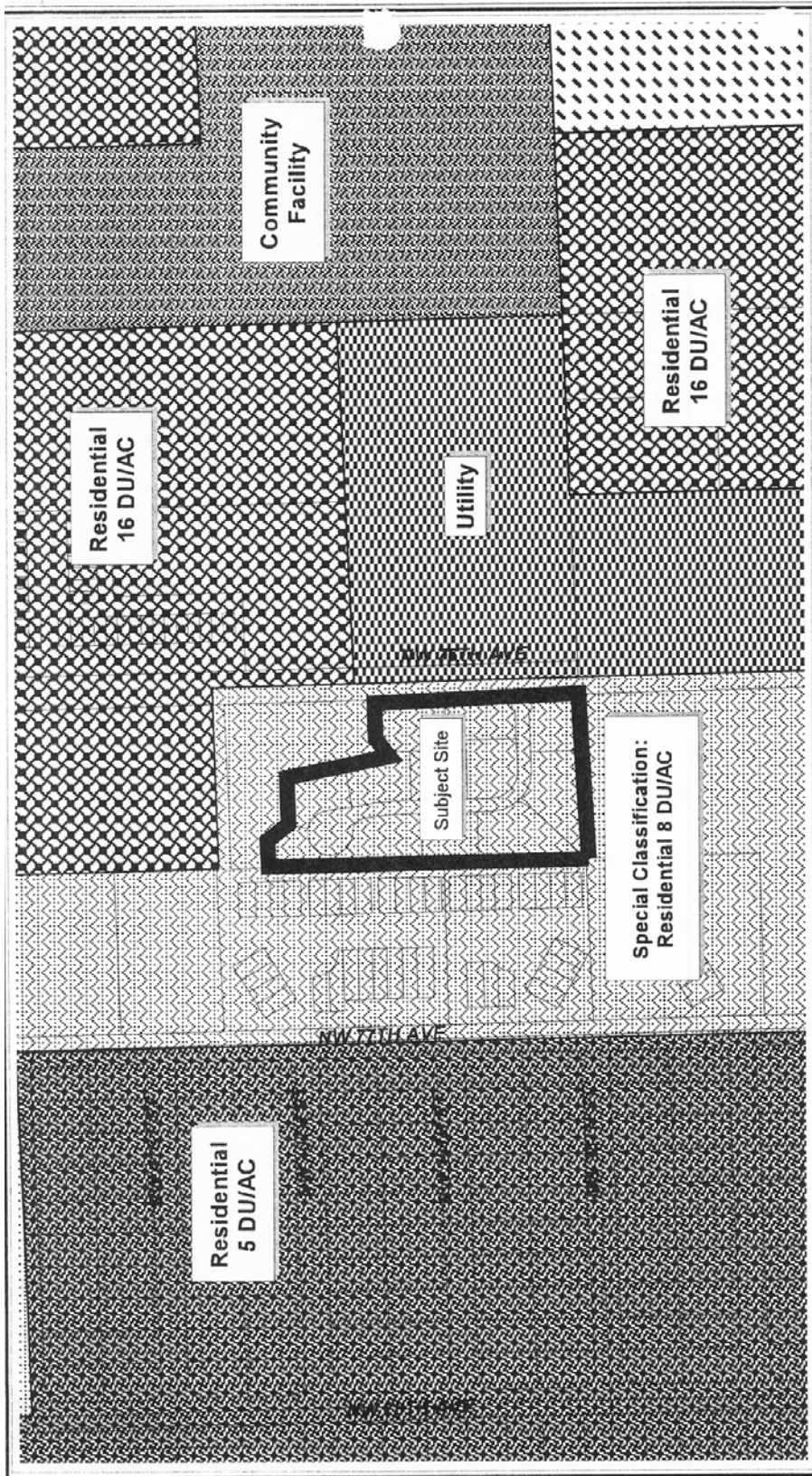
Town Council Action

Exhibits

1. Site Plan
2. Future Land Use Plan Map
3. Zoning and Aerial Map

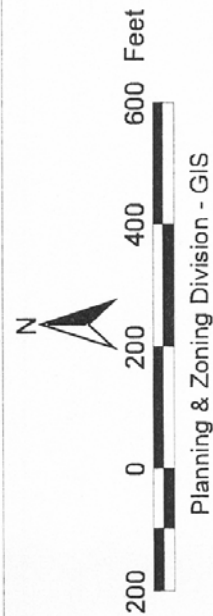
Prepared by: _____

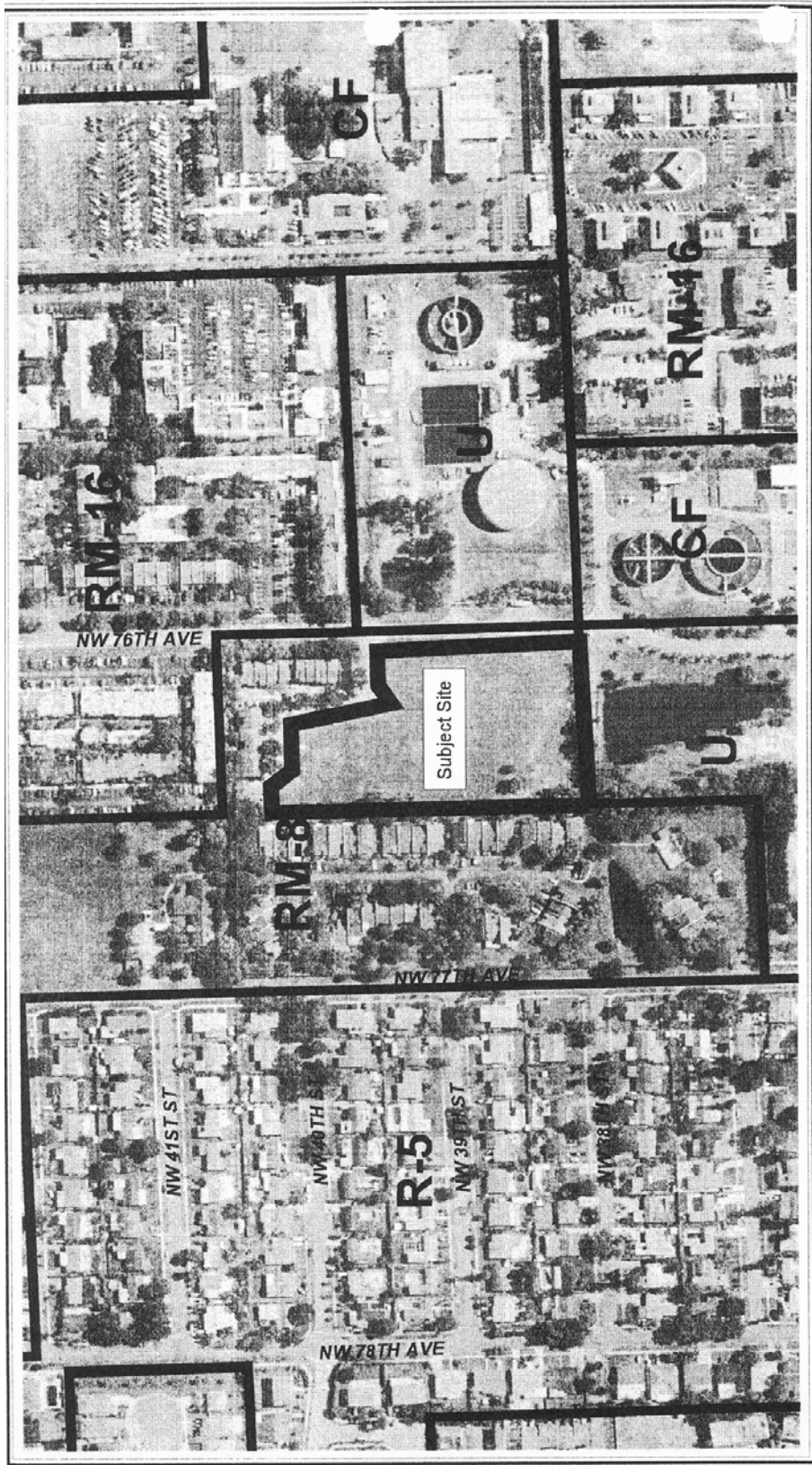
Reviewed by: _____



SITE PLAN **SP 4-7-03** **Future Land Use Map**

Prepared By: TAV
 Date Prepared: 6/4/03





Date Flown:
12/31/00



200 0 200 400 600 Feet

Planning & Zoning Division - GIS



SITE PLAN **SP 4-7-03** **Zoning and Aerial Map**

Prepared By: TAV
Date Prepared: 6/4/03

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